



CITY OF CHARLESTON

TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS**6/9/2016**

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 2337 WARING HALL LANE**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: WARING HALL LANE

Location: WEST ASHLEY

TMS#: 3580800074

Acres: 0.51

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): 2

Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 160524-2337Waring HallLn-1

City Project ID Name: TRC_PP:WaringHall[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: HIGH COTTON DEVELOPMENT GROUP

Applicant: ATLANTIC SURVEYING, INC.

Contact: COVERT B. NELSON

843-763-6669

cbnelson@atlanticsurvey.com

Misc notes: Preliminary subdivision plat to create two lots.

RESULTS: Revise and resubmit to TRC; Pending conversation with Lee Batchelder.

2 123 & 125 MOULTRIE STREET**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: MOULTRIE STREET

Location: PENINSULA

TMS#: 4600301055 & 039

Acres: 0.5

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: DR-1F

☐ new BP approval tracking

City Project ID #: 160524-123MoultrieSt-1

City Project ID Name: TRC_PP:123MoultrieSt[4lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: RUTH FREDDIE

Applicant: LANDRISE DEVELOPMENT

Contact: BARRY COHN

843-200-0188

barry.w.cohn@gmail.com

Misc notes: Preliminary subdivision plat to create four lots.

RESULTS: Revise and resubmit to TRC

3 145-147 EAST BAY STREET OFFICE BUILDING**SITE PLAN**

Project Classification: SITE PLAN

Address: EAST BAY STREET

Location: PENINSULA

TMS#: 4580901008

Acres: 0.33

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB & SR-5

☒ new BP approval tracking

City Project ID #: 160524-145EBaySt-1

City Project ID Name: TRC_SP:145-147EastBayStOfficeBuilding

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: ATLANTIC SOUTH DEVELOPMENT INC.

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: MIKE JOHNSON

843-571-2622

mjohnson@forsberg-engineering.com

Misc notes: Construction plans for a new office building and associated improvements.

RESULTS: Revise and resubmit to TRC; Traffic impact study required.

#4 STEFAN DRIVE TOWNHOMES**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: STEFAN DRIVE

Location: JAMES ISLAND

TMS#: 3430700146-148

Acres: 0.70

Lots (for subdiv): 8

Units (multi-fam./Concept Plans): 8

Zoning: DR-12

☒ new BP approval tracking

City Project ID #: 160524-StefanDr-1

City Project ID Name: TRC_CP:StefanDrTownhomes[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: WAPPOO ASSOCIATES

Applicant: ATLANTIC MANAGEMENT, LLC

Contact: MATT CLINE

843-209-5618

matt@clineeng.com

Misc notes: Subdivision concept plan for an 8 lot attached home subdivision on an existing street.**RESULTS:** Revise and resubmit to TRC

#5 WEST ASHLEY SENIOR CENTER**SITE PLAN**

Project Classification: SITE PLAN

Address: 2095 HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3510100021-023, 035, 040; 3090000028

Acres: 8.6

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☒ new BP approval tracking

City Project ID #: 150928-Henry TecklenburgDr-1

City Project ID Name: TRC_SP:WestAshleySeniorCenter

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: BON SECOURS ST. FRANCIS HOSPITAL

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new WA Senior Center and associated improvements.**RESULTS:** Revise and resubmit to TRC

#6 HOLIDAY INN EXPRESS PARKING**SITE PLAN**

Project Classification: SITE PLAN

Address: 250 SPRING STREET

Location: PENINSULA

TMS#: 4601002004

Acres: 1.72

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 160202-250SpringSt-1

City Project ID Name: TRC_SP:HolidayInnExpressParking

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: CHARLESTON HOTEL OWNERS, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: CHRIS MAGALDI

843-849-0200

magaldi.c@thomasandhutton.com

Misc notes: Construction plans to re-configure the parking lot for the hotel.**RESULTS:** Revise and resubmit to TRC

#7 SHADE TREE, PHASE 4 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 87.797

Lots (for subdiv): 59

Units (multi-fam./Concept Plans): 59

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 160301-Cane SlashRd-1

City Project ID Name: TRC_PP:ShadeTreePhase4[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP

Applicant: HLA, INC.

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Preliminary plat for Phase 4 of the Shade Tree subdivision.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#8 SHADE TREE, PHASE 4 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 87.797

Lots (for subdiv): 59

Units (multi-fam./Concept Plans): 59

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 160301-Cane SlashRd-2

City Project ID Name: TRC_RC:ShadeTreePhase4[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP

Applicant: HLA, INC.

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Road construction plans for Phase 4 of the Shade Tree subdivision.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#9 ASHLEY POINTE, PHASE 1 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000444

Acres: 84.13

Lots (for subdiv): 60

Units (multi-fam./Concept Plans): 60

Zoning: SR-6

☐ new BP approval tracking

City Project ID #: 151006-SandersRd-1

City Project ID Name: TRC_RC:AshleyPointePhase1[Roads]

Submittal Review #: 5TH REVIEW

Board Approval Required: PC, BZA-SD

Owner: CW-ASHLEY POINTE, LLC

Applicant: HLA, INC.

Contact: THOMAS KELLUM

843-763-1166

tkellum@hlainc.com

Misc notes: Road construction plans for Phase 1 of the subdivision**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#10 SANCTUARY COURT**PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

Address: 124 SPRING STREET

Location: PENINSULA

TMS#: 4601102027

Acres: 0.597

Lots (for subdiv):

Units (multi-fam./Concept Plans): 28 UNITS

Zoning: LB/DR TO PUD

☒ new BP approval tracking

City Project ID #: 160405-SpringSt-1

City Project ID Name: TRC_PUD:124SpringSt

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BAR, TRC

Owner: 124 SPRING LLC

Applicant: AJ ARCHITECTS

Contact: ASHLEY JENNINGS

843-577-7030

ashley@ajarch.net

Misc notes: Master Plan (PUD) document and plan for a proposed Planned Unit Development.**RESULTS:** Address and revise per comments; Prep for Junr PC meeting.

#11 DRAYTON HALL ELEMENTARY SCHOOL ACCESS AND PARKING**SITE PLAN**

Project Classification: SITE PLAN

Address: 3183 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 3580000020

Acres: 28.18

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: C

☐ new BP approval tracking

City Project ID #: 160524-3183Ashley RiverRd-1

City Project ID Name: TRC_SP:DraytonHallESAccessandParking

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: HUSSEY GAY BELL

Contact: JASON GEORGIDES

843-849-7500

jgeorgiades@husseygaybell.com

Misc notes: Construction plans for a new access and parking lot and associated improvements.**RESULTS:** Revise and resubmit to TRC

12 BRIGADE STREET (CONCEPT PLAN)**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: BRIGADE & ROMNEY STREETS

Location: PENINSULA

TMS#: 4640000003 & 017

Acres: 15.85

Lots (for subdiv): 2 + r/w

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

☐ new BP approval tracking

City Project ID #: 160524-BrigadeSt-1

City Project ID Name: TRC_CP:BrigadeSt[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: MSP NOMO MF, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: JOHN DUANE

duane.j@thomasandhutton.com

Misc notes: Subdivision concept plan to subdivide a parcel into 2 lots and create a public right-of-way.**RESULTS:** Revise and resubmit to TRC

13 BRIGADE STREET APARTMENTS**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: BRIGADE & ROMNEY STREETS

Location: PENINSULA

TMS#: 4640000003 & 017

Acres: 6.54

Lots (for subdiv):

Units (multi-fam./Concept Plans): 275

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 150706-BrigadeSt-1

City Project ID Name: TRC_SP:BrigadeStreetApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BAR

Owner: MSP NOMO MF, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: JOHN DUANE

duane.j@thomasandhutton.com

Misc notes: Construction plans for a 275 unit apartment complex and associated improvements.**RESULTS:** Revise and resubmit to TRC

14 DANIEL ISLAND, PARCEL CC (CONCEPT PLAN)**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: VILLAGE CROSSING DRIVE

Location: DANIEL ISLAND

TMS#: 2750000203

Acres: 7.6

Lots (for subdiv): 17

Units (multi-fam./Concept Plans): 17

Zoning: DI-R

☐ new BP approval tracking

City Project ID #: 160524-Village CrossingDr-1

City Project ID Name: TRC_CP:DaniellIslandParcelCCPeninsulal[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Subdivision concept plan for Daniel Island Phase CC - peninsula.**RESULTS:** Revise and resubmit to TRC

15 EAST CENTRAL LOFTS, PHASE 2 (EARLY SITE PACKAGE)**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 601 MEETING STREET

Location: PENINSULA

TMS#: 4631604001-004, 006-011, 013

Acres: 2.5

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 160524-601MeetingSt-1

City Project ID Name: TRC_SP:EastCentralLoftsPhs2[RevisedESP]

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: E.C. LOFTS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: REVISED ESP plans for a mixed-use development with 260 residential units.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

16 HENDRICK PRE-OWNED PARKING EXPANSION**SITE PLAN**

Project Classification: SITE PLAN
Address: 1522 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3490100005 & 006
Acres: 5.09
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☒ new BP approval tracking

City Project ID #: 160524-1522SavannahHwy-1
City Project ID Name: TRC_SP:HendrickPre-OwnedParkingExpansion

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: HENDRICK AUTOMOTIVE GROUP
Applicant: EMH&T
Contact: GREG EMERY

704-353-9952
gemery@emht.com

Misc notes: Construction plans to demolish the existing building and create surface parking lot.

RESULTS: Revise and resubmit to TRC

17 595 KING STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: KING STREET
Location: PENINSULA
TMS#: 4600802018, 019, 020, 022
Acres: 0.50
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 160524-595KingSt-1
City Project ID Name: TRC_SP:595MeetingStMixedUse

Submittal Review #: PRE-APP
Board Approval Required: BAR

Owner: UNCLE SAMS REAL ESTATE, INC.
Applicant: LS3P ASSOCIATES
Contact: RICHARD GOWE

843-958-5491
richardgowe@ls3p.com

Misc notes: Construction plans for a new mixed-use building over parking and associated improvements.

RESULTS: Revise and resubmit to TRC; Traffic impact study required.

18 CEDAR LANE**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION
Address: CEDAR LANE
Location: WEST ASHLEY
TMS#: 3550700003
Acres: 0.07
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: PUD

☐ new BP approval tracking

City Project ID #: 160524-ParsonageRd-1
City Project ID Name: TRC_PP:CedarLn[Utilitylot]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CEDAR LANE DEV, LLC
Applicant: BARRY SUGGS
Contact: BARRY SUGGS

843-995-0955
suggsbarry@yahoo.com

Misc notes: Preliminary subdivision plat to create a utility lot.

RESULTS: Withdrawn; utility lot under previously approved preliminary plat, address to be assigned for pump station permit, final plat to be submitted for road close out.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.